146.0	0006	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	622,700 / 622,700
					USE VALUE:	622,700 / 622,700
					ASSESSED:	622,700 / 622,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
163		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEEFE KATHLEEN M & JOHN F
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	163 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KEEFE JOHN F--ETAL -
Owner 2:	SCANNELL KATHLEEN M -
Street 1:	163 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1925, having primarily Vinyl Exterior and 912 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4011.000	190,400		432,300	622,700
Total Card	0.092	190,400		432,300	622,700
Total Parcel	0.092	190,400		432,300	622,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 682.79 | /Parcel: 682.79

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 96407
GIS Ref
GIS Ref
Insp Date 01/13/18

PREVIOUS ASSESSMENT

Parcel ID 146.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	190,400	0	4,011.	432,300	622,700		Year end	12/23/2021
2021	101	FV	176,300	0	4,011.	432,300	608,600		Year End Roll	12/10/2020
2020	101	FV	176,400	0	4,011.	432,300	608,700	608,700	Year End Roll	12/18/2019
2019	101	FV	178,700	0	4,011.	405,200	583,900	583,900	Year End Roll	1/3/2019
2018	101	FV	178,400	0	4,011.	335,000	513,400	513,400	Year End Roll	12/20/2017
2017	101	FV	178,400	0	4,011.	308,000	486,400	486,400	Year End Roll	1/3/2017
2016	101	FV	178,400	0	4,011.	281,000	459,400	459,400	Year End	1/4/2016
2015	101	FV	156,400	0	4,011.	275,600	432,000	432,000	Year End Roll	12/11/2014

!11470!

PRINT

Date	Time
12/30/21	12:34:17

LAST REV

Date	Time
05/06/21	10:17:38
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11470

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEEFE JOHN F--E	77438-481	1	4/6/2021	Convenience	1	No	No		
	12197-265		5/2/1972		26,000	No	No		N

USER DEFINED

Prior Id # 1:	96407
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2012	1107	Siding	14,400	C				
1/10/2012	31	Manual	2,466					air sealing & insu
2/19/2003	129	Siding	7,500					
11/7/2002	941	Redo Kit	7,500					

ACTIVITY INFORMATION

Date	Result	By	Name
1/13/2018	Inspected	BS	Barbara S
12/16/2017	TTL REFUSAL	HS	Hanne S
4/10/2013	Info Fm Prmt	EMK	Ellen K
3/20/2009	Inspected	163	PATRIOT
1/30/2009	Measured	336	PATRIOT
3/11/2004	External Ins	BR	B Rossignol
1/21/2000	Inspected	263	PATRIOT
11/22/1999	Measured	153	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4011		Sq. Ft.	Site		0	80.	1.35	9									432,264						432,300	

Total AC/HA:	0.09208	Total SF/SM:	4011	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	432,264	Spl Credit		Total:	432,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.97515047
Adj $ / SQ:	131.645
Other Features:	62000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	258724
Depreciation:	68303
Depreciated Total:	190421

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

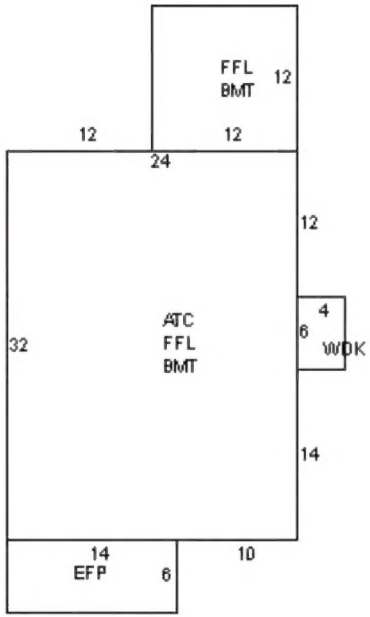
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	131.65
Special Features:	0	Val/Su Net:	86.51
Final Total:	190400	Val/Su SzAd	161.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	39.490	36,018
FFL	First Floor	912	131.650	120,061
ATC	Attic	269	131.650	35,386
EFP	Enclos Porch	84	58.150	4,885
WDK	Deck	24	15.600	374

Net Sketched Area:	2,201			Total:	196,724
Size Ad	1180.7999	Gross Area	2700	FinArea	912

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

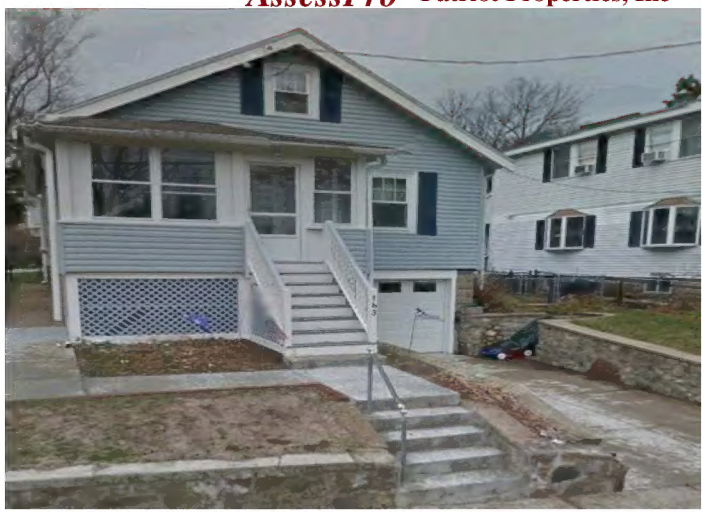
SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0006-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc